

The Town and Country Planning Act 1999

The Island Development Plan

THE ISLE OF MAN STRATEGIC PLAN

Towards a Sustainable Island

REVIEW 2013



Department of Infrastructure

Isle of Man Strategic Plan – Review

Preliminary Publicity Consultation Document

6th December 2013 – 31st January 2014

Isle of Man Strategic Plan Review 2013

1 Introduction

- 1.1 The Isle of Man Strategic Plan came into operation in 2007 and sets out the broad framework of Policies against which applications for development are assessed. It also guides the preparation of the Area Plans setting out an overall Island Spatial Strategy.
- 1.2 The Strategic Plan has proven in the main to be a robust and reliable document much of which is still fit for the purpose for which it was intended. However, one of the key pieces of evidence for the preparation of the 2007 Plan was the projected household requirements. These were formed following consideration of the 2001 Census and 2006 Interim Census. Now that the results of the full 2011 Census have been analysed it is important that the Strategic Plan is reviewed to reflect any revision to the number of houses needed to meet the projected growth in the Island's population.
- 1.3 As such the Department has determined to open up the Strategic Plan to a focussed review to ensure that the housing figures are updated to meet on-going projected needs across the Island. This update of the Strategic Plan will enable the production of the remaining Area Plans to be undertaken on a robust and credible basis. Without this update future Area Plans would be based on out of date housing figures.

2 Explanation of the Review

- 2.1 The Town and Country Planning Act 1999 (Section 2) gives the Department the ability to revise any part of the Development Plan (i.e. the Strategic Plan and/or any Area Plans). It is proposed that the review of the Strategic Plan should involve an update of those Policies which refer to broad housing numbers, reflecting the projections of the 2011 Census, with the other remaining Policies being rolled forward, unchanged. As a consequence of updating the household projections there is also a requirement to undertake some changes to some of the supporting text, for example the section on the strategic highway network. In order to illustrate which parts of the existing Strategic Plan are intended to be reviewed extracts of the existing Plan have been collated which highlight those areas where a change may be required (this is included in Appendix A).
- 2.2 It is envisaged that by undertaking a focussed review rather than a full scale review the process, whilst still complying with the stages identified in the Town and Country Planning Act 1999, will be completed sooner. This will enable work to move forward on the next step of Area Plan preparation, the Area Plan for the East. The Department is committed to undertaking a full scale review of the Strategic Plan in due course but the need to ensure full Island wide Area Plan coverage is considered essential before carrying out such a review.

3 The Evidence Base

- 3.1 Every Plan needs to be based on a sound and robust evidence base. The evidence base for the Review of the Strategic Plan will consist of the 2011 Census data and an analysis of this data by the Isle of Man Treasury using its Population Projection Model.
- 3.2 A link to the 2011 Census report is provided here http://www.gov.im/media/207882/census2011reportfinalresized_1_.pdf The population projection figures derived from the Population Projection Model are included in Appendix B of this report.
- 3.3 As the Plan progresses additional information will be gathered and analysed to support any revision of the Policies within the Plan. Any new evidence and supporting documents will be placed on the Strategic Plan Review home page of the Government website <http://www.gov.im/categories/planning-and-building-control/planning-policy/strategic-plan/>

4 How we propose to reflect the broad population projections derived from the 2011 Census in the Strategic Plan Review

- 4.1 The Department has undertaken an analysis of the existing Strategic Plan to determine which parts may require amending in order to reflect the broad changes in population that have come to light following assessment of the results of the 2011 Census. The following sections have been identified:

Chapter	Section	Policy/Paragraph Number
	Foreword	In its entirety
	Preface	In its entirety
1	Introduction	1.8.1
4	Strategic Policies	Strategic Policy 11
5	Island Spatial Strategy	5.18 to 5.22
8	Housing	8.1.3 to 8.1.5, 8.4.1 to 8.4.9 8.5.3 8.5.4 (final paragraph) Tables 8.1, 8.2 and 8.3 Housing Policy 1 and 3
11	Transport, Infrastructure and Utilities	11.1.7 to 11.1.13
13	Implementation, Monitoring and Review	13.1 to 13.4
Appendix 8	Existing and approved dwellings by local authority area	In its entirety

- 4.2 In order to make it easier to understand how this may affect the current Strategic Plan, for illustrative purposes an edited version of the Plan has been produced which shows those parts of the Plan which the Department considers may require

alteration. This is included in Appendix A of this Report. In order to see which parts of the Plan the Department proposes will remain unaffected it is necessary to refer to the 2007 Strategic Plan

<http://www.gov.im/media/622943/strategicplanfinalversiontoty.pdf>

5 How to get involved

- 5.1 The Department is now seeking views on its proposal to undertake a focussed Review of the Strategic Plan. To assist in gathering views a Response Form has been prepared. This is available online to enable responses to be submitted electronically, alternatively hard copies are available from the Planning Office which can be contacted using the contact details at the end of this report.
- 5.2 The questions in the Response Form relate to the elements of the Plan that the Department considers will form part of the review and seeks views on the overall approach proposed by the Department.
- 5.2 The period to submit views runs from **6th December 2013** until **31st January 2014**. After this time all the representations will be analysed by Officers and reviewed by the Department before a decision is made as to what will happen next in terms of the extent of the Review.
- 5.3 All representations are welcome but please note we are unable to process confidential and/or anonymous responses due to the need to ensure transparency in the process. In the same way all responses will be open to public viewing. It is also important to take into consideration that making a representation does not necessarily mean that the Department will make a change in response.
- 5.4 Representations need to be submitted on the Response Form to the Department by 5pm Friday 31st January 2014. After this time the electronic survey will close. All hard copies of the Response Form need to be received by the **5pm deadline on Friday 31st January**. Hard copies should be posted to:

Isle of Man Strategic Plan Review 2013
Planning Policy Team
Department of Infrastructure
Planning and Building Control Division
Murray House
Mount Havelock
Douglas
IM1 2SF

6 What happens next – the broad stages in the process.

- 6.1 Following the closing date for representations the Department will analyse all the responses duly made. This analysis will assist in determining what needs to be included within the Draft Revised Strategic Plan.
- 6.2 Once drafted, the Draft Revised Strategic Plan will be issued and representations sought after which the Department will arrange for a Public Inquiry to be held.

- 6.3 Following the assessment of the Inspector's Report from the Public Inquiry, the Department will determine what, if any, changes need to be made to the Plan. If modifications are required to the Plan, this version of the Plan will be issued to seek representations as to whether the proposed modifications adequately reflect the findings of the Inspector.
- 6.4 Once the representations on any proposed modifications have been considered the Department will adopt the Revised Strategic Plan and it will move to Tynwald where approval to bring the Plan into operation will be sought.

7. Contact Details

- 7.1 Should you wish to contact the Planning Policy Team please email planningpolicy@gov.im or call 01624 685 950

Attached to this document

Appendix A

- Relevant Extracts from the 2007 Strategic Plan showing those parts which are likely to be affected by the requirement to reflect the broad population projections based on the 2011 Census

Appendix B

- Table showing the Population Projections

Appendix C

- Response Form - Consultation questions

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Relevant Extracts from the Isle of Man Strategic Plan 2007

PROPOSED REVIEW OF THE ISLE OF MAN STRATEGIC PLAN

IMPORTANT INFORMATION – PLEASE READ THIS BEFORE CONTINUING

What immediately follows is the contents page from the existing 2007 Strategic Plan.

Those chapters in bold contain Policies/text that the Department considers may require updating to reflect findings of the 2011 Census as they relate to the broad population projections.

Those chapters which the headings are in 'greyed- out' text are considered by the Department to not require any change.

Following the contents page are extracts from the existing 2007 Strategic Plan to indicate those part where the Department considers a change may be required.

The numbers of the paragraphs have not been amended; they are as they appear in the existing Strategic Plan.

The text which the Department considers does not require any alteration has not been included in the extracts. The full version of the existing 2007 Strategic Plan can be viewed via the following link <http://www.gov.im/media/622943/strategicplanfinalversiontoty.pdf>

It is not proposed to make any alterations to any footnotes and whilst the references are included, it is proposed that the actual wording of the footnotes does not form part of the Review.

TOWN AND COUNTRY PLANNING ACT 1999

THE ISLE OF MAN STRATEGIC PLAN

This document comprises that referred to in article 2 of the Town and Country Planning (Isle of Man Strategic Plan) Order 2007, and is, accordingly, annexed to that Order.

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Foreword

I am pleased to be associated with the publication of the Island's first Strategic Plan, and would like to take this opportunity to thank all of those individuals, special-interest groups, businesses, Local Authorities, and Government bodies who have contributed to the final form of this long-awaited document.

I trust that all who have an interest or involvement in the development of our Island will not only find it helpful, but will also participate in the formulation of the second part of the Development Plan (the four Area Plans), which will be taking place in the next four years.

John Shimmin, MHK
Minister for Local Government and the Environment

Preface

This Strategic Plan has been prepared in accordance with Section 2 of, and Schedule 1 to, the Town and Country Planning Act 1999. Since the procedure prescribed in the Act is comprehensive and, consequently, lengthy, the Department judges that it would assist understanding of the Plan if the principal steps in the process were set out in this preface.

The first step was in May 2000, when the Department published a Draft Issues Report identifying the matters with which the proposals in the Plan would deal.

Following consideration of the responses to this Report, the Department prepared and published in July 2001 The Draft Strategic Plan.

The Department received extensive and constructive comments on the Draft Plan, and, after consideration of these, determined that it should prepare and publish a Modified Draft for consideration at the Public Inquiry which is required by the Act.

The Inquiry was held in March 2005, and, after receipt of the Inspector's report in October, the Department published the report in November 2005. Whilst the Inspector's recommendations were generally supportive of the Department's proposals (as modified), he nevertheless also recommended that there should be undertaken further studies in relation to the availability of housing and employment land, and in relation to the transport implications of the level of development proposed in the Plan.

These studies were commissioned, and enabled the Department not only to test and reformulate the Spatial Strategy which had been included in the Modified Draft Plan, but also to make further modifications where appropriate.

In April 2007, the Department gave notice that it proposed to adopt this further-modified Plan, and, after consideration of the representations made in response to this notice, it adopted the Plan, in June.

It is hoped that this brief summary of the processes by which the Strategic Plan has been formulated, revised, and finally adopted will facilitate understanding of its provenance and context.

CHAPTER 1

INTRODUCTION

1.8 Timescale of the Strategic Plan

- 1.8.1 A number of responses to the Draft Strategic Plan 2001 suggested that the proposed timescale of the Plan i.e. 2001 to 2011 was too short and in addition the Plan did not incorporate the findings of the 2001 Census. The Department accepts this comment and accordingly proposes that the timescale of the Plan be extended to 2016. It is still intended to retain the base date of 2001 as the population and household projections are based on information from the 2001 Census. In terms of the proposals for monitoring and review set out in Chapter 13, consideration will be given to developments completed from 2001 onwards. The Department has taken the opportunity to incorporate the findings of the 2006 Interim Census into the document as appropriate and includes updated population and household projections.

CHAPTER 4

STRATEGIC POLICIES

**Strategic
Policy 11:**

The housing needs of the Island will be met by making provision for sufficient development opportunities to enable 6000 additional dwellings (net of demolitions), and including those created by conversion, to be built over the Plan period 2001 to 2016.

CHAPTER 5

ISLAND SPATIAL STRATEGY

Spatial Distribution

- 5.18 Chapter 8 gives the background to projected future housing need for the Island from 2001 to 2016. From this it can be seen that provision may need to be made for some 6,000 new homes up to 2016. By that date however existing homes will still comprise some 85% of the total housing stock, so by any measure it is clear that the existing spatial pattern will continue to dominate the Island Spatial Strategy.
- 5.19 The distribution of any new housing is to a large extent fixed by the current level of housing land availability. The latest assessment by the Department (see **Appendix 8**) demonstrates that since 2001 some 4100 dwellings have been granted planning permission. In addition, projections have been made from 2006 to 2016 of the number of additional dwellings that will arise from conversions of existing properties (including non-residential) to dwellings and from windfalls⁽²⁾. This indicates that a further 778 dwellings will be provided in this manner, giving a total of 4878. This would indicate that somewhere in the order of 1100 dwellings will need to be provided to meet the estimated need over the remainder of the Plan Period i.e. up to 2016.
- 5.20 Chapter 8 sets out in more detail the proposals to secure the provision of housing through a process of Plan, Monitor and Manage⁽³⁾. The Area Plans will include Urban Capacity Assessments as part of a sequential approach⁽⁴⁾ to the provision of new housing. This approach will seek to develop within existing settlements, or on previously developed land or by the redevelopment, regeneration and conversion of existing housing. Only then will greenfield sites be brought forward, as extensions to existing settlements.
- 5.21 The following table sets out, for each of the four Areas, the number of residential units for which planning approval was granted in the period 2001-2006. Further details are included in **Appendix 8** - The Residential Land Availability Study 2007⁽⁵⁾

⁽²⁾ Windfalls is defined in Appendix 1

⁽³⁾ Plan, Monitor and Manage is defined in Appendix 1

⁽⁴⁾ Sequential Approach is defined in Appendix 1

⁽⁵⁾ Residential Land Availability Study 2007

Planning Approvals
2001 – 2006

North	923
South	606
East	1,889
West	682
Total	4,100

5.22 In line with this approach it is proposed that the overall maximum housing requirement of 6,000 houses between 2001 and 2016 is distributed in the following manner.

	Planning Approvals 2001 – 2006	Approvals plus Projected conversions & windfalls 2006 – 2016	Overall Distribution
North	923	1,061	1,200
South	606	829	1,300
East	1,889	2,174	2,500
West	682	814	1,000
Total	4,100	4,878	6,000

This proposed distribution is based on the continuation of the containment policy around Douglas and the provision of a range of housing opportunities in the other areas supported by the provision of additional employment and regeneration opportunities.

CHAPTER 8

HOUSING

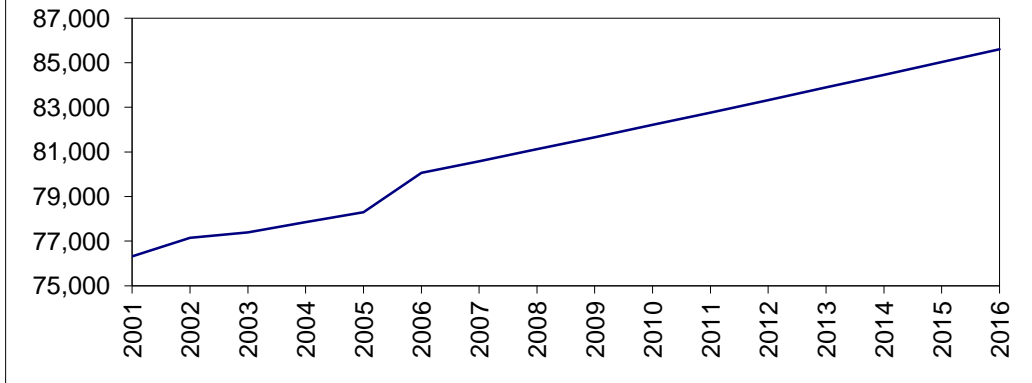
- 8.1.3 The Department has not prepared an urban capacity study⁽¹⁾ as such, as it considers this element of land availability is best assessed in the preparation of the Area Plans. The Department has however carried out a detailed study of housing land availability⁽²⁾ including planning permissions granted and land allocated for housing. It has also assessed housing completions and made projections for conversions and “windfalls”⁽³⁾.
- 8.1.4 The study examined all recent housing planning permissions and land zoned for residential development in either the 1982 Development Plan or subsequent Local Plans. Further details are set out in Chapter 5 and later in this Chapter. The Study identified all residential planning permissions granted between 2001 and July 2006; the number of units started; the number of units completed and the number still to be constructed. It also projected, based on previous years’ records, the number of additional dwellings which are likely to arise from conversions and from “windfalls”. In the light of these figures and the overall Spatial Strategy the Department considers the overall distribution set out in paragraph 5.22 and 8.5.3 will meet the needs of the Island.
- 8.1.5 The publication of the results of the 2006 Census has provided an opportunity to review the population and household projections. These are set out in Section 8.4. In light of the revised population and household projections, and making provision for a vacancy factor of 4% (i.e. making an allowance for the number of properties which may be vacant at any point in time e.g. awaiting refurbishment or conversion or in the process of being sold), the Department has determined to make the provision for 6000 dwellings in the period up to 2016.
- 8.4 The Need for Housing
- 8.4.1 The Island’s population has been rising since 1961, when it was 48,133, to its present level of approximately 80,058 (source Isle of Man Census 2006). It is estimated that this comprises some 33,390 (Census 2006) households. Future projections for the Island’s population predict that the number of people wishing to live on the Island will continue to increase with a significant level of in-migration compensating for what has at times in the past been a generally naturally decreasing indigenous population. Table 8.1 summarises the projected increase in population between 2001 – 2016.

⁽¹⁾ Urban Capacity Study is defined in Appendix 1

⁽²⁾ Residential Land Availability Study DLGE 2007

⁽³⁾ Windfall is defined in Appendix 1

**Table - 8.1 Isle of Man Population
2001 - 2016**



8.4.2 Table 8.2 indicates the projected increase in the Island's population over the Plan Period. This estimates the population will increase from 76,315 in 2001 to 85,604 (Census 2006 projected) in 2016.

8.4.3 The number of people of dependent age (i.e. those under 16 plus those of retirement age and over) has been increasing since 1986, although the dependency ratio (the number of people of dependent age as a percentage of the number of working age) has been falling since at least 1976. The 2006 Census indicated that the number of people of dependent age was 30,573, that the number of working age was 49,485, and that the dependency ratio was 61.8%. The projections in Table 8.2 below indicate that, by 2016, these figures could be 34,337, 51,267 and 66.1%. This has significant implications in land use terms for the provision of particular types of housing and the provision of age-related facilities such as nursing and residential homes, schools, nurseries and public services, particularly transport, and conflicts with the Government objective of seeking to increase the proportion of the population which is economically active.

Table 8.2: Projections for Isle of Man Population Levels (source: Isle of Man Treasury, April 2006)

IOM POPULATION PROJECTION MODEL - BASED ON THE 2001 RESIDENT POPULATION (Figures for 2006 onwards based on 2006 Interim Census. Model assumes retirement age of 65 for men, 60 for women)

	2001	2002	2003	2004	2005	2006	2007		
0-15	14,509	14,666	14,674	14,684	14,684	14,571	14,512		
Working Age	47,081	47,646	47,818	48,133	48,430	49,485	49,778		
Retired Age	14,725	14,844	14,908	15,031	15,186	16,002	16,295		
TOTAL	76,315	77,156	77,400	77,848	78,300	80,058	80,585		
Net Migration	900	300	500	500	500	500	500		
	2008	2009	2010	2011	2012	2013	2014	2015	2016
	14,464	14,430	14,370	14,351	14,368	14,348	14,378	14,354	14,405
	50,016	50,267	50,494	50,636	50,665	50,805	50,952	51,139	51,267
	16,639	16,963	17,345	17,778	18,291	18,736	19,127	19,537	19,932
	81,119	81,660	82,209	82,765	83,324	83,889	84,458	85,029	85,604
	500	500	500	500	500	500	500	500	500

8.4.4 The average household size on the Island is presently 2.42 persons (based upon the resident population). This figure represents a fall from 1991 when it was 2.55 persons. It is anticipated that this figure will continue to decrease by 0.01 person per year to represent 2.30 persons per household by the year 2011 and 2.25 persons per household by 2016. Table 8.3 indicates the projected population in levels, household sizes and number of households based on the population and household assumptions referred to above.

8.4.5 Having regard therefore to projections of changes in population size and average household size, leading to recent estimates of housing need in table 8.3 below, the Department has determined that there should be provision made for the development of up to around 3800 additional dwellings between 2001 and 2011 and up to a further 2000 by 2016 and acknowledges the need to make provision for smaller households (Census 2006 based projections – see 8.1.4 above for explanation).

Table 8.3: Future population levels, household sizes and number of households

IOM POPULATION PROJECTION MODEL											
	2001	2002	2003	2004	2005						
Resident population	76,315	77,156	77,400	77,848	78,300	From 2001-2005, average household size was calculated by dividing the resident population by the number of households. The figures for 2006 are based on dividing the number of residents living in private households (i.e. excluding those in institutions) by the number of households. Beyond 2006, the figures are based on projections of the number of residents living in private households and on a household size falling by 0.01 per annum.					
Average household size	2.42	2.41	2.40	2.39	2.38						
Number of households	31,521	32,015	32,250	35,572	32,899						
Additional households		494	235	322	327						
	2006	2007	2008	2009	2010						
Resident population	80,058	80,585	81,119	81,660	82,209	82,765	83,324	83,889	84,458	85,029	85,604
Residents living in private households	78,479	78,995	79,519	80,049	80,587	81,133	81,681	82,234	82,792	83,352	83,916
Average household size	2.35	2.34	2.33	2.32	2.31	2.30	2.29	2.28	2.27	2.26	2.25
Number of households	33,390	33,759	34,128	34,504	34,886	35,275	35,668	36,068	36,472	36,882	37,296
Additional households	491	369	369	376	382	389	393	400	404	410	414

8.4.6 The revised number of additional households set out in Table 8.3 above totals 5775. The Department has decided that it would also be appropriate to make provision for a vacancy factor. Such a factor makes allowance for the number of properties which may be vacant at any point in time e.g. awaiting refurbishment or conversion or in the process of being sold. It is usual to apply a factor of between 3% and 5%. A factor of 4% has been decided on to reflect local circumstances. Applying this to the number of new households gives a figure of just over 6000 dwellings. As such a figure of 6000 appears reasonable in all the circumstances.

8.4.7 It is relevant also to have regard to the Department's most recent Progress Report (July 2006) following the Housing Policy Review Report of 1999. From this Progress Report, it can be noted that, whereas a target of at least 400 new housing units per year is established, 20-25% of these units would be replacement units. It is also accepted, however, that should immigration exceed the assumed levels, the target figure may have to be increased.

8.4.8 The Department recognizes that the predicted growth in population and changes in household size are subject to a wide range of influences. Accordingly it is not intended to make specific provisions for a total number of houses for the Plan Period but rather to adopt

an approach of Plan, Monitor and Manage⁽¹⁾. Regular assessment of changes in the total population and in household size will enable corresponding changes to be made in the provision of new housing land.

Housing

Policy 1: The housing needs of the Island will be met by making provision for sufficient development opportunities to enable 6000 additional dwellings (net of demolitions), and including those created by conversion, to be built over the Plan period 2001 to 2016.

8.4.9 It is clear from the residential land availability statistics (see **Appendix 8**) that there is presently sufficient land designated for development in adopted and emerging development plans to satisfy the demand for housing for the foreseeable future. However, what is also clear is that in some areas, whilst sufficient land is designated for development, this land is not coming forward for development either for reasons relating to appropriate infrastructure to service the development (in areas such as Lonan where there is inadequate public sewerage) or to the unwillingness of the owner of the land to release it for development.

8.5.3 In line with the provisions of the Island Spatial Strategy it is intended that new housing provision should be distributed in the following general way. Area Plans will review existing housing allocations against sustainability criteria and other policies in the Strategic Plan. Current housing land availability is set out in **Appendix 8**.

Housing

Policy 3: The overall housing provision will be distributed as follows:

- **North** **1,200**
- **South** **1,300**
- **East** **2,500**
- **West** **1,000**
- **All Island** **6,000**

8.5.4 The anticipated increase in the total number of dwellings over the Plan period is approximately 17%. By administering the programme of area plan preparation, the Department will ensure that there is sufficient land zoned for residential development to meet the provision required by Housing Policy 1. The Department has resolved to prepare under the provisions of the 1999 Town and Country Planning Act a smaller number of Area Plans which will concentrate upon larger areas of the Island. These will focus on the north, west, east and south of the Island and correspond with those areas discussed at paragraph 5.9 of the Spatial Strategy Chapter.

⁽¹⁾ Plan, Monitor and Manage is defined in Appendix 1

CHAPTER 11

TRANSPORT, INFRASTRUCTURE AND UTILITIES

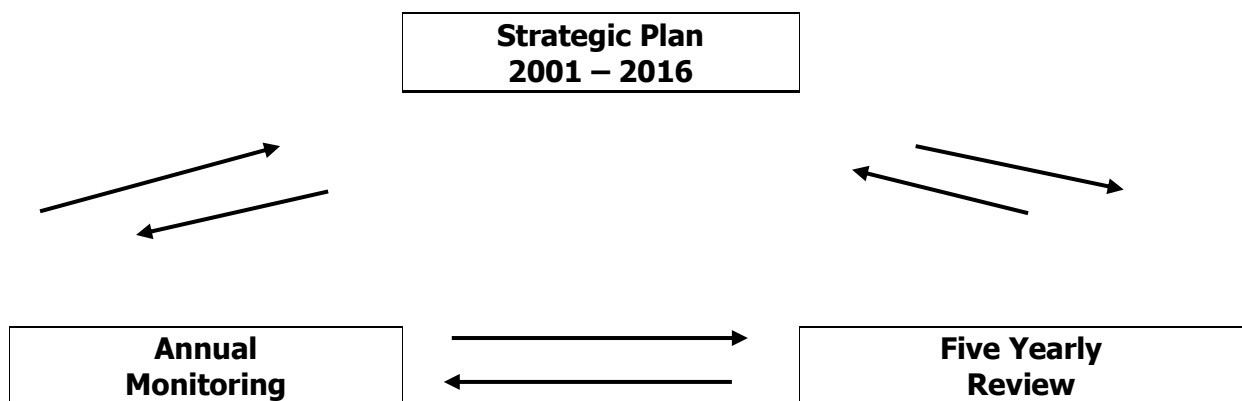
- 11.1.7 The Department commissioned a study by JMP in 2006 to study of the effect of development on the highway system allowing for the transport policies to be re-assessed in the light of that survey and analysis.
- 11.1.8 The study identified:
- The main strategic links between the communities on the Island (the Centres referred to in the Spatial Strategy);
 - The current status of those links in terms of condition, capacity, congestion etc; and
 - Forecast of the expected impacts of the level of development proposed in the Strategic Plan.
- 11.1.9 The Strategic links examined were:
- A1 Douglas – Peel
 - A2 Douglas – Laxey
 - A2 Laxey – Ramsey
 - A3 Castletown – St Johns
 - A3/A4 Peel – Ramsey
 - A5 Douglas – Ballasalla
 - A5 Ballasalla – Castletown
 - A5 Castletown – Port St Mary – Port Erin
 - A18 Douglas – Ramsey.
- 11.1.10 The study identified the following junctions experiencing regular traffic congestion:
- Quarterbridge
 - Mountain Road/Governors Road
 - Glencrutchery Road/Victoria Road
- 11.1.11 Taking account of the proposed level and location of new development in the Strategic Plan the study concluded that the following junctions would suffer more congestion:
- Quarterbridge
 - Mountain Road/Governors Road
 - Glencrutchery Road/Victoria Road
 - A5/A7 junction Ballasalla
 - Parliament Square Ramsey.
- 11.1.12 The Department of Transport already has schemes under investigation or in its scheme programme to improve these junctions and others. As the Strategic Plan is a document for the whole Island and does not include site specific proposals it is not considered either appropriate or necessary to include policies or proposals in respect of the Department of Transport's schemes. The Area Plans will need to consider both the implications of these schemes and the need for any localised improvements arising from any site specific proposals for new development.

11.1.13 Having considered the outcome of the JMP report, in consultation with the Department of Transport It is felt that the following policies comply with the conclusions of the study.

CHAPTER 13

IMPLEMENTATION, MONITORING AND REVIEW

- 13.1 The Strategic Plan is intended to provide the land use planning policy framework for the Island from 2001 to 2016. Although the Plan has been developed with a view to current and future drivers for change effecting the social and economic structure of the Island, it is essential, in an ever changing world, to monitor and review the policies in the Plan and where necessary modify them to take account of changing needs and priorities. To this end it is intended to undertake annual monitoring of progress on the key elements of the Strategic Plan and related strategies and policies as part of the annual roll forward of the Isle of Man Government Plan.
- 13.2 The Strategic Plan will also be subject to a regular cycle of review. While it is intended that the policies should remain in full force and effect for the life of the Plan it is prudent to review the policies to assess their effectiveness in the light of experience and to take into account changing circumstances. The core population and household information has been revised to incorporate the findings of the 2006 Census. It is proposed to undertake reviews 5 years after the Plan is approved by Tynwald and consider the implications of the next full census. At that stage a complete roll forward of the Strategic Plan in 2011 to another longer term time horizon may be required, which would include public consultation.
- 13.3 This process of Monitoring and Review is particularly important given the proposal to make provision for future housing needs on the basis of a process of Plan, Monitor and Manage as outlined in Chapter 8 (Housing). Under this the phasing of the release of sites proposed for housing in the Area Plans would be based on maintaining an adequate supply of housing sites with the focus on securing development on brownfield sites, previously developed land and sites within existing settlements before releasing greenfield sites.



- 13.4 Annual monitoring will take into account housing completions in each year in terms of
- general market housing
 - affordable housing
 - Local authority and DLGE housing

The implications of major commercial developments will also be assessed in terms of the release of areas designated for commercial use and the supply of various types of property. Within this should be included tourist accommodation in terms of new hotels and smaller schemes comprising the conversion to tourist use in the smaller settlements and countryside.

APPENDIX 8
EXISTING AND APPROVED DWELLINGS BY LOCAL AUTHORITY AREA

Local Authority Area	Existing units*	% of total units	Total no. dwellings approved¹	% of total	No. approvals implemented²	% of total
NORTH						
Bride	170	0.53	13	0.3	9	0.3
Andreas	481	1.52	95	2.3	90	3.3
Jurby	243	0.77	20	0.5	19	0.7
Lezayre	471	1.49	44	1.1	40	1.5
Ramsey	3,281	10.40	722	17.6	260	9.6
Ballaugh	387	1.22	15	0.4	10	0.4
Maughold	383	1.21	14	0.3	9	0.3
	5416	17.14	923	22.5	437	16.1
EAST						
Douglas	10,332	32.42	1390	33.9	937	34.8
Onchan	3,680	11.67	139	3.4	85	3.2
Braddan	1,000	3.17	193	4.7	143	5.3
Laxey	715	2.26	19	0.5	11	0.4
Lonan	556	1.76	58	1.4	56	2.1
Marown	744	2.36	83	2.0	34	1.3
Santon	238	0.75	7	0.2	6	0.2
	17,265	54.39	1889	46.1	1272	47.3
WEST						
Michael	556	1.76	71	1.7	66	2.4
Peel	1,522	4.82	517	12.6	438	16.2
German	407	1.29	7	0.2	3	0.1
Patrick	516	1.63	87	2.1	63	2.3
	3,001	9.50	682	16.6	570	21
SOUTH						
Malew	914	2.89	68	1.7	25	0.9
Castletown	1,284	4.07	235	5.7	156	5.8
Rushen	630	2.00	39	1.0	30	1.1
Arbory	730	2.31	49	1.2	28	1.0
Port Erin	1,478	4.68	162	4.0	133	4.9
Port St. Mary	803	2.54	53	1.3	45	1.7
	5,839	18.49	606	14.8	417	15.4
Total	31521	99.52	4100	100	2696	100

*Source: 2001 Census

1 - 1st January 2001 to 1st July 2006 – source: DLGE Residential Land Availability Study 2007

2 - Number of planning approvals (residential) implemented as at 1st July 2006 – source: as above

The Population Projection Model**The Isle of Man Population Projection Model**

Introduction and Background to the Model

The Economic Affairs Division of Treasury is responsible for the production of population projections for the Isle of Man. These projections are used across Government for a range of different purposes. Data for the population 'modelling' is taken from the Censuses which are undertaken every 10 years for full Censuses and every 5 years for partial or Interim Censuses. This regular official survey allows the projection figures to be revised every 5 years. The last full Census took place in 2011. The latest model is therefore the IoM Population Projection Model 2011.

The primary purpose of the population projections is to provide an estimate of the future size and age structure of the population of the Isle of Man. The Model makes a number of assumptions; some of which will need to be examined further during the next stage of preparing the Draft Revised Strategic Plan. A key point to note is that the projections are an official data set designed to be a consistent source of data for the different users of the Model. The Model is used across Government and whilst each Department uses the Model for different reasons, the basic data set is the same for all. As such, the Model itself is not part of the consultation on the review of the Strategic Plan. At this stage the Department is concerned with what alterations may be required to the current Isle of Man Strategic Plan 2007 in order for it to adequately reflect the revised projections, rather than a detailed scrutiny of the Model itself. However, it would be very useful for respondents to indicate to how far the data should be predicted and reflected in the revision of the Strategic Plan.

The Model takes into consideration current Government Policy where appropriate (for instance in relation to retirement age). However, the Model does not attempt to predict future Government Policies and any impact that these may have on the numbers; for this reason, as well as many others, there will always be an element of uncertainty when it comes to estimating what will happen in the future and this becomes more significant the further into the future the model tries to predict. In the Isle of Man Strategic Plan 2007, population projections produced as a result of the 2001 Census (which was updated by the 2006 Interim Census) were used to calculate the future broad housing needs for the Island. The projections were critical to working out these needs and are again critical to any review of the Strategic Plan. The latest Projection Model is the only reliable consistent source of information upon which to base any revisions to the Isle of Man Strategic Plan's Strategic Policies and Housing Policies which set out broad or general housing requirements.

The tables in this Appendix are taken from the IoM Population Projection Model 2011. They reflect the tables set out in the Isle of Man Strategic Plan 2007 in Tables 8.2 and 8.3 and update the information to give projections running as far forward as 2036. Detailed analysis of this data will be required to establish future broad housing requirements before any attempts are made to revise the 6000 'housing need' figure referred to in Strategic Policy 11 and Housing Policy 1 of the existing Strategic Plan and any breakdown of that figure across the Island as set out in the current Housing Policy 3. This detailed analysis will be undertaken and will form part of the Evidence Base for the Draft Revised Strategic Plan.

Above each table in this Appendix is further guidance to help interpret the information included in each table.

Isle of Man Population Projection Model 2011*

Table 1: Total Resident Population of the Isle of Man and Residents living in Private Households projected to 2036

There are no projections for the number of residents living in private households. As a result, the ratio between the 'total residents' and 'those living in private households' has been kept constant over time

The drop in figures from the 'total residents' to 'residents living in private households' is accounted for by removing those people in prison and in nursing homes who have high levels of supportive care.

Year	1971*	1981	1991	1996	2001	2006	2011	2012	2013	2014	2015	2016	2017	2018
Total residents			69,788	71,714	76,315	80,058	84,497	85,047	85,682	86,322	86,963	87,598	88,226	88,845
Residents living in private household	UA	UA	UA	UA	74,815	78,479	83,026	83,567	84,190	84,820	85,449	86,073	86,690	87,298
Number of households	18,927	24,348	27,316	29,377	31,521	33,390	35,599							
Average household size	2.65	2.61	2.49	2.38	2.37	2.35	2.33							
Year	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Total residents	89,455	90,059	90,656	91,246	91,829	92,405	92,971	93,526	94,068	94,594	95,108	95,610	96,099	96,566
Residents living in private household	87,898	88,491	89,078	89,657	90,231	90,797	91,353	91,898	92,430	92,947	93,452	93,945	94,426	94,884
Year	2033	2034	2035	2036										
Total residents	97,010	97,432	97,833	98,213										
Residents living in private household	95,321	95,736	96,130	96,503										
UA = Unavailable														
*The data set out in the tables has been taken from the IoM Population Model provided by the Economic Affairs Division of Treasury														

Table 2: Population Projections 2011 to 2036 using the existing model for retirement age

Rate of 'Net Inward Migration' has been assumed by the Model to be 500 (same as previous Isle of Man Strategic Plan)

Working age is set at 16-64 for men, 16-59 for women (this is the same as the assumptions in the existing Strategic Plan but are likely to change - see Table 3)

Retirement age is set at 65 for men, 60 for women (this is the same as the assumptions in the existing Strategic Plan but are likely to change - see Table 3)

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
0-15	15,036	15,038	15,084	15,150	15,210	15,273	15,454	15,519	15,614	15,728	15,825	15,910	15,955	16,071
Working Age	51,614	51,646	51,748	51,920	52,108	52,291	52,327	52,398	52,471	52,502	52,538	52,539	52,536	52,425
Retired Age	17,847	18,364	18,851	19,252	19,645	20,034	20,445	20,927	21,370	21,829	22,293	22,797	23,339	23,910
Dependency Ratio	0.64	0.65	0.66	0.66	0.67	0.68	0.69	0.70	0.70	0.72	0.73	0.74	0.75	0.76
TOTAL	84,497	85,047	85,682	86,322	86,963	87,598	88,226	88,845	89,455	90,059	90,656	91,246	91,829	92,405
	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036		
0-15	16,027	16,058	16,065	16,123	16,099	16,073	16,051	16,037	16,031	16,033	16,043	16,059		
Working Age	52,500	52,496	52,455	52,356	52,327	52,355	52,351	52,378	52,380	52,349	52,422	52,495		
Retired Age	24,444	24,971	25,548	26,115	26,682	27,182	27,697	28,150	28,598	29,050	29,367	29,660		
Dependency Ratio	0.77	0.78	0.79	0.81	0.82	0.83	0.84	0.84	0.85	0.86	0.87	0.87		
TOTAL	92,971	93,526	94,068	94,594	95,108	95,610	96,099	96,566	97,010	97,432	97,833	98,213		

Table 3: Population Projections 2011 to 2036 using new assumptions/modelling for retirement age

Rate of 'Net Inward Migration' has been assumed by the Model to be 500 (same as previous Isle of Man Strategic Plan)

Working age is set at: 16-64 for men, 16-59 for women

Retirement age is set at: 65 for men. For women, this will rise from 60 to 65 by 2018, 66 by 2020 and 67 by 2026 for both male and female

Year	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
0-15	15,036	15,038	15,084	15,150	15,210	15,273	15,454	15,519	15,614	15,728	15,825	15,910	15,955	16,071
Working Age	51,890	52,188	52,562	52,976	53,403	53,821	54,447	55,129	55,793	56,437	56,562	56,735	56,838	56,801
Retired Age	17,572	17,821	18,037	18,196	18,350	18,504	18,325	18,197	18,048	17,894	18,269	18,601	19,037	19,533
Dependency Ratio	0.63	0.63	0.63	0.63	0.63	0.63	0.62	0.61	0.60	0.60	0.60	0.61	0.62	0.63
TOTAL	84,497	85,047	85,682	86,322	86,963	87,598	88,226	88,845	89,455	90,059	90,656	91,246	91,829	92,405
Year	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036		
0-15	16,027	16,058	16,065	16,123	16,099	16,073	16,051	16,037	16,031	16,033	16,043	16,059		
Working Age	57,543	58,211	58,320	58,327	58,336	58,381	58,314	58,300	58,277	58,303	58,260	58,229		
Retired Age	19,401	19,256	19,683	20,144	20,673	21,156	21,734	22,229	22,701	23,096	23,529	23,925		
Dependency Ratio	0.62	0.61	0.61	0.62	0.63	0.64	0.65	0.66	0.66	0.67	0.68	0.69		
TOTAL	92,971	93,526	94,068	94,594	95,108	95,610	96,099	96,566	97,010	97,432	97,833	98,213		

APPENDIX C

Consultation Questions

The following Response Form shows the questions on which the Department is seeking a response to.

Respondents are encouraged to submit representations online where the responses to these questions can be inputted and then submitted directly to the Planning Policy Team. A copy of the response can be retained by the respondent for record keeping purposes.

Should a paper based version of the Response Form be required please contact the Planning Policy Team.

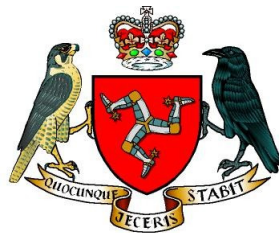
Department of Infrastructure

Town and Country Planning Act 1999

The Isle of Man Strategic Plan Review 2013

Preliminary Publicity

Response Form - Consultation Questions



Isle of Man
Government

Reiltys Ellan Vannin



infrastructure

planning and building control

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The Isle of Man Strategic Plan Review 2013

The Isle of Man Strategic Plan was approved by Tynwald in 2007. The Plan sets out the Department's general policies for the development and use of land across the Isle of Man. It is now proposed to undertake a Review of the Isle of Man Strategic Plan, 2007, in response to the findings of the 2011 Census and subsequent population projections set out in the IoM Population Projection Model 2011. This Review will follow the procedures set out in Schedule 1 of the Town and Country Planning Act 1999.

It is proposed that the 2013 Review will be tightly focussed. The matters with which the Department intends to deal relate only to the broad housing figures set out in the Strategic Plan, 2007, as well as any associated strategic highway network matters including road links and junctions. By undertaking a Review in this way, the Strategic Plan will undergo a timely roll forward and the remaining Area Plans will be able to be started sooner than would otherwise be possible if a full review of the Strategic Plan was to be started now. A full review is likely to be undertaken after there is full Area Plan coverage for the Island. It is in these Area Plans that existing land designations are reviewed, additional land is designated for development where needed, and where other detailed matters specific to local communities and places are dealt with.

The three Policies in the current 2007 Strategic Plan that would be affected by a Review of the Strategic Plan which focuses on the matters set out above are: Strategic Policy 11, Housing Policy 1 and Housing Policy 3. These are set out below:

Strategic Policy 11:

The housing needs of the Island will be met by making provision for sufficient development opportunities to enable 6000 additional dwellings (net of demolitions), and including those created by conversion, to be built over the Plan period 2001 to 2016.

Housing Policy 1:

The housing needs of the Island will be met by making provision for sufficient development opportunities to enable 6000 additional dwellings (net of demolitions), and including those created by conversion, to be built over the Plan period 2001 to 2016.

Housing Policy 3:

The overall housing provision will be distributed as follows:

- North 1,200**
- South 1,300**
- East 2,500**
- West 1,000**
- All Island 6,000**

The Department is now seeking views on the matters with which it intends to deal. By answering the following questions you will help the Department understand your views and assist in the preparation of the Draft Revised Strategic Plan. There will be the opportunity to comment on the Draft Revised Strategic Plan when published and at the same time review all of the information which the Department has used as an evidence base.

If you require further space for any question, please continue on a separate sheet and clearly indicate which question your additional text relates to.

Q1 What is your name?

Q2 What is your full address?

Q3 What is your e-mail address?

Q4 What is your preferred contact telephone number?

Q5 Are you an Agent acting on behalf of a private individual or Company?

Yes..... Go to Q6

No..... Go to Q7

Q6 Please state which individual or Company you are representing

Q7 The following Policy has been identified by the Department for review. Please state whether or not you agree that this should be included?

Strategic Policy 11:

The housing needs of the Island will be met by making provision for sufficient development opportunities to enable 6000 additional dwellings (net of demolitions), and including those created by conversion, to be built over the Plan period 2001 to 2016.

Strategic Policy 11 ^{Yes} Go to Q9 ^{No} Go to Q8

Q8 You have selected 'no' for the above question; please explain why:

Q9 The following Policy has been identified by the Department for review. Please state whether or not you agree that this should be included?

Housing Policy 1:

The housing needs of the Island will be met by making provision for sufficient development opportunities to enable 6000 additional dwellings (net of demolitions), and including those created by conversion, to be built over the Plan period 2001 to 2016.

Housing Policy 1 ^{Yes} Go to Q11 ^{No} Go to Q10

Q10 You have selected 'no' for the above question; please explain why:

Q11 The following Policy has been identified by the Department for review. Please state whether or not you agree that this should be included?

Housing Policy 3:

The overall housing provision will be distributed as follows:

- North 1,200***
- South 1,300***
- East 2,500***
- West 1,000***
- All Island 6,000***

Housing Policy 3 ^{Yes} Go to Q13 ^{No} Go to Q12

Q12 You have selected 'no' for the above question; please explain why:

Q13 Do you think that the matters to be addressed by the Strategic Plan Review should be widened to include other existing Policies and/or other issues, in addition to Strategic Policy 11, Housing Policy 1, Housing Policy 3 and associated strategic highway network matters?

No..... Go to Q15
Yes..... Go to Q14

Q14 If you believe there are other Policies and/or other issues that need to be addressed now as part of the Strategic Plan review process, please identify below and explain why?

As a consequence of proposing to review Strategic Policy 11, Housing Policy 1, Housing Policy 3 and the associated strategic highway network matters only, other parts of the existing Strategic Plan have been identified as needing to be part of the review. The following set of questions ask whether or not you agree that on the basis of reviewing the Policies identified in Questions 7, 9 and 11 that certain other consequential changes are required.

Q15 As a consequence of reviewing Strategic Policy 11, Housing Policy 1, Housing Policy 3 and the associated strategic highway network matters only, do you agree that the following part of the Plan needs to form part of the Review?

The Foreword

<i>Yes</i>	<input type="checkbox"/>	Go to Q17	<i>No</i>	<input type="checkbox"/>	Go to Q16
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Q16 You have selected 'no' for the above question; please explain why?

Q17 As a consequence of reviewing Strategic Policy 11, Housing Policy 1, Housing Policy 3 and the associated strategic highway network matters only, do you agree that the following part of the Plan needs to form part of the Review?

The Preface

<i>Yes</i>	<input type="checkbox"/>	Go to Q19	<i>No</i>	<input type="checkbox"/>	Go to Q18
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Q18 You have selected 'no' for the above question; please explain why?

Q19 As a consequence of reviewing Strategic Policy 11, Housing Policy 1, Housing Policy 3 and the associated strategic highway network matters only, do you agree that the following part of the Plan needs to form part of the Review?

Chapter 1 'Introduction' - Paragraph 1.8.1

Yes

Go to Q21

No

Go to Q20

Q20 You have selected 'no' for the above question; please explain why?

Q21 As a consequence of reviewing Strategic Policy 11, Housing Policy 1, Housing Policy 3 and the associated strategic highway network matters only, do you agree that the following part of the Plan needs to form part of the Review?

Chapter 5 'Island Spatial Strategy' - Paragraphs 5.18 to 5.22

Yes

Go to Q23

No

Go to Q22

Q22 You have selected 'no' for the above question; please explain why?

Q23 As a consequence of reviewing Strategic Policy 11, Housing Policy 1, Housing Policy 3 and the associated strategic highway network matters only, do you agree that the following parts of the Plan needs to form part of the Review?

Chapter 8 'Housing' - Table 8.1, Table 8.2 and Table 8.3. Paragraphs 8.1.3 to 8.1.5, 8.4.1 to 8.4.9, 8.5.3 and 8.5.4 (last Paragraph in Section 8.5 only)

Yes

Go to Q25

No

Go to Q24

Q24 You have selected 'no' for the above question; please explain why?

Q25 As a consequence of reviewing Strategic Policy 11, Housing Policy 1, Housing Policy 3 and the associated strategic highway network matters only, do you agree that the following part of the Plan needs to form part of the Review?

Chapter 11 ' Transport, Infrastructure and Utilities' Paragraphs 11.1.7 to 11.1.13	<i>Yes</i> <input type="checkbox"/>	<i>No</i> <input type="checkbox"/>
	Go to Q27	Go to Q26

Q26 You have selected 'no' for the above question; please explain why?

Q27 As a consequence of reviewing Strategic Policy 11, Housing Policy 1, Housing Policy 3 and the associated strategic highway network matters only, do you agree that the following part of the Plan needs to form part of the Review?

Chapter 13 ' Implementation, Monitoring and Review' Paragraphs 13.1 to 13.4	<i>Yes</i> <input type="checkbox"/>	<i>No</i> <input type="checkbox"/>
	Go to Q29	Go to Q28

Q28 You have selected 'no' for the above question; please explain why?

Q29 As a consequence of reviewing Strategic Policy 11, Housing Policy 1, Housing Policy 3 and the associated strategic highway network matters only, do you agree that the following part of the Plan needs to form part of the Review?

Appendix 8 (in its entirety) *Yes* Go to Q31 *No* Go to Q30

Q30 You have selected 'no' for the above question; please explain why?

Q31 Do you think that there is any other existing text or any other tables etc. within the current Strategic Plan that need to be included in the Review if Strategic Policy 11, Housing Policy 1, Housing Policy 3 as well as the strategic highway network matters are reviewed?

Yes..... Go to Q32
No..... Go to Q33

Q32 You have answered 'yes' to the above question; please set out which text/table/section needs to be included in the Review

Q33 The 2007 Strategic Plan looked ahead to 2016 in terms of housing need and relied on the IoM Population Projection Model 2006. Planning for the medium to long term makes sense but predictions can become less certain with time. Government has committed to retain the Census as an official survey; the next full Censuses will be in 2021 and 2031 with Interim Censuses planned for 2016, 2026 and 2036. With this in mind, what date you you think the current Review of the Strategic Plan should look ahead to?

- 2026.....
 - 2036.....
 - No preferred date.....
 - Other date.....
- If 'other', please specify a date*

Thank you for your response

Your views will be considered alongside other comments and compiled in a report which will be considered by the Department. This report will be made available for public viewing in due course. Please note that your individual responses will also be made publicly available.

For further information, please contact:

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